

37 Coniston Avenue, Tunbridge Wells





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Spacious 3-Bedroom Family Home in A Superb Location

Accommodation Summary

- Semi-detached house, near very good schools
 - 3 spacious bedrooms
 - Living/dining room
 - Kitchen/breakfast room
 - Bathroom
 - Cellar with development potential
 - Driveway and garage
 - South facing garden
 - 1.3 mile distance from mainline station
- Short walk to Hurst Woods and popular primary and grammar schools



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Loved by the same family for over 5 decades, this home is a dream project to create your own vision and add value in the future.

It is set on a friendly, sought-after road, its location presenting a perfect dynamic of excellent schools, superb transport links and a stunning leafy green back drop.

Fronting the house is an off-street driveway with garage set to the side and a stocked garden with lawn.

A part opaque glazed entrance door welcomes you into the hallway.

First on your right is the open plan living/dining room. It is wonderfully bright, with rear windows framing the leafy garden view. There is plenty of room for family sofas and furniture and the front window gives a lovely street view too.

Next door the kitchen has a range of eye and base level cupboards, space for appliances and a side entrance door for easy access into the garden.

Climbing the stairs to the first floor, there are three bedrooms, a bathroom and a spacious loft, all generously sized with exciting development potential. A first-floor cloakroom completes the house.

Outside, the pretty, mature garden is a green and peaceful oasis. It is an impressive size with stocked flower beds and steps that lead down to a wooded area with a canopy of trees. There is a paved terrace at the rear of the house for summer entertaining.

A huge cellar running the length and breadth of the house offers fantastic development potential and the garage has lighting, electricity and access onto the driveway to the front.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!





Part opaque glazed front entrance door which opens into:

Entrance Hall: front aspect opaque window, radiator and doors opening into:

Living/Dining Room: 12`11 x 24 front and rear aspect double glazed windows, tiled fireplace and hearth with electric fire and radiator.

Kitchen/Breakfast Room: 11`8 x 10`8 rear aspect double glazed window and side aspect part opaque glazed door giving garden access. The kitchen has plenty of worktop space, a selection of wooden effect eye and base level units, fitted larder cupboard with shelving, sink with drainer, tiled splash back, linoleum flooring, space and plumbing for washing machine, space for fridge/freezer, fitted oven, 4 ring gas hob and radiator.

Stairs rising to first floor landing with front aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and doors opening into:

Bedroom 1: 12`11 x 13`10 rear aspect double glazed window and radiator.

Bedroom 2: 11`8 x 10`8 rear aspect double glazed window, fitted cupboard with hanging rail and shelf and radiator.

Bedroom 3: 9`6 x 10`2 front aspect double glazed window and radiator.

Bathroom: front aspect opaque double glazed window, tile effect flooring, part tiled walls, radiator, pedestal wash hand basin and panel enclosed bath with taps and wall mounted shower attachment.

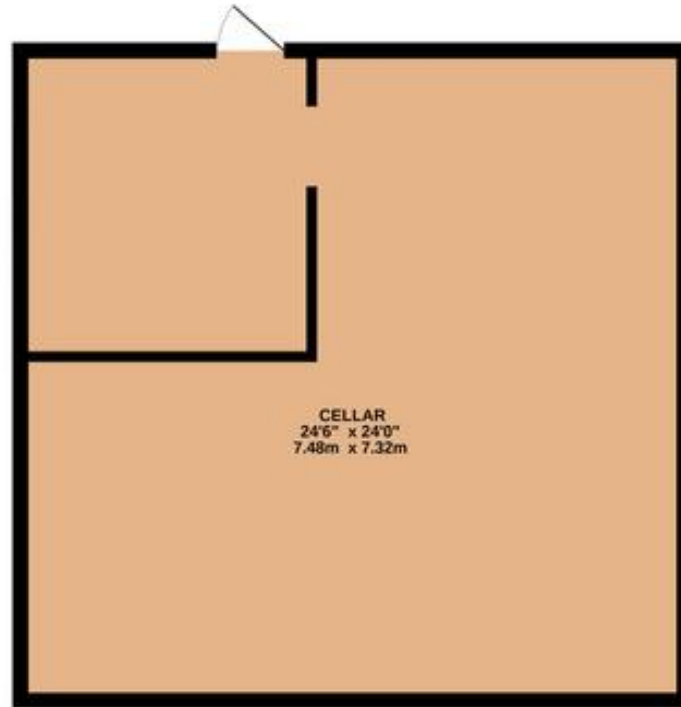
Cloakroom: side aspect opaque double glazed window, WC, tile effect flooring and radiator.

Outside: To the front is a hard surface driveway that fronts the integral garage. A paved pathway with some planting and lawn to the front leads to the entrance door. There is a side wooden gate for rear garden access. The rear garden has a paved terrace at the back of the house and an area of lawn that slopes down to steps to a wooded area with trees. There are stocked side flower beds and wooden fencing on both side perimeters. There is a door at the rear of the house to the large cellar, stretching the length and breadth of the house, that has great development potential.

Integral Garage: 8`8 x 17`10 side aspect double glazed window, side aspect part opaque glazed door, front aspect up and over door, lighting and electricity.



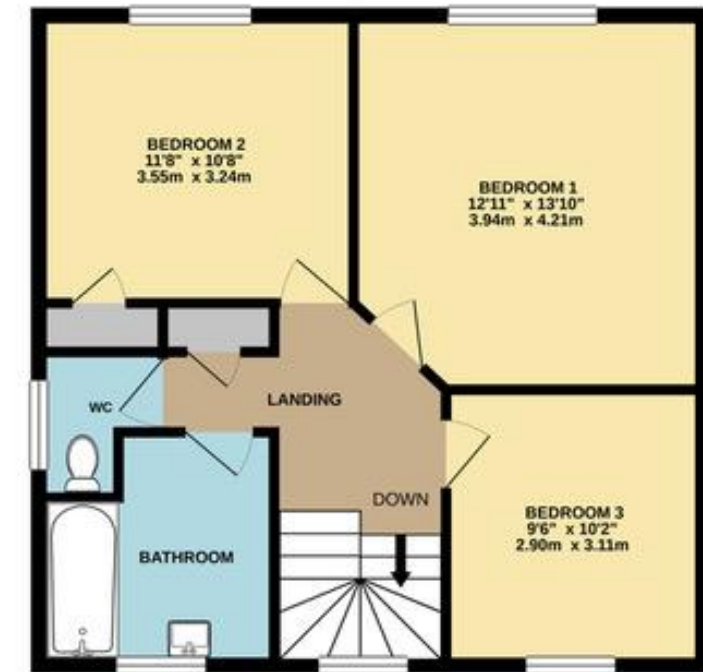
LOWER GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	85
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	82
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00) / EPC: D (57)

AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Bishops Down Primary School and Rose Hill School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.



